

## Message Text

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46

ACTION FBO-01

INFO OCT-01 EUR-06 ADP-00 L-03 SSO-00 /011 W

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O 281303Z AUG 73

FM AMEMBASSY STOCKHOLM

TO SECSTATE WASHDC IMMEDIATE 623

UNCLAS STOCKHOLM 3035

E.O.11652 N/A

TAGS: ABLD SW

SUBJECT: TEN-YEAR LEASE ON STAFF APARTMENTS, STOCKHOLM

REF: A. STATE 163787

B. STOCKHOLM 2735

C. STOCKHOLM OM 3-12-73

FOR FBO-STANGE FROM MERESMAN

1. LANDLORD HAS AGREED TO FOLLOWING CHANGES IN DRAFT LEASE  
AS SUBMITTED:

A. ARTICLE 3. ADD "THE LESEE SHALL HAVE THE OPTION TO RENEW  
THE LEASE FOR AN ADDITIONAL TEN YEARS UNDER THE TERMS AND CON-  
DITIONS SET FORTH HEREIN."

B. ARTICLE 7. ELIMINATE LAST PARAGRAPH, SUBSTITUE "TO COVER  
THE COSTS FOR NECESSARY REPAIRS, THE RENT IS SUBJECT TO  
INCREASES THAT MAY BE ESTABLISHED BY THE APPROPRIATE RENT  
CONTROL AUTHORITIES." EMBASSY COMMENT: GRANTED THAT SIMILAR  
CLAUSE NOT IN PRESENT LEASE, THIS REPRESENTS STANDARD PRACTICE  
IN STOCKHOLM. RENT CONTROL AUTHORITIES PROVIDE THAT MINOR  
MAINTENANCE RESPONSIBILITY OF LANDLORD (AND THIS HAS BEEN PRE-  
FORMED SATISFACTORILY BY THIS LANDLORD FOR 19 YEARS AND 10  
MONTHS) AND THAT MAJOR REPAIRS CALL FOR PERCENTAGE RENT INCREASES,  
AS WE DISCUSSED DURING YOUR NOVEMBER VISIT.

C. ARTICLE 8. AT END OF FIRST PARAGRAPH, ADD "THE LESSOR  
UNDERSTANDS THAT PAYMENTS OF RENT ARE DEPENDENT ON ANNUAL  
APPROPRIATION OF FUNDS BY THE CONGRESS OF THE UNITED STATES  
OF AMERICAN. THE RENT IS SUBJECT TO INCREASES THAT MAY BE  
ESTABLISHED BY THE APPROPRIATE RENT CONTROL AUTHORITIES, WHO  
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IN STOCKHOLM ARE STOCKHOLM'S FASTIGHETSAGAREFORENING AND

HYRESGASTFORENINGEN." DELETE PARAGRAPH "THE RENT IS SUBJECT TO INCREASES... SWEDISH ASSOCIATION OF LESSEES AT THE OTHER SIDE." EMBASSY COMMENT: PROBLEM HERE WAS PROBABLY ONE OF SEMANTICS. IN UNIQUE SWEDISH SYSTEM, RENT CONTROL AUTHORITIES ARE (IDENTICAL) WITH ORGANIZATIONS MENTIONED.

D. ARTICLE 8. RE: HEAT SURCHARGE. DELETE SENTENCE BEGINNING, "EFFECTIVE DECEMBER 1, 1972...." SUBSTITUTE, "EFFECTIVE JULY 1, 1973, THE HEAT SURCHARGE IS 29 P/C OF THE BASE RENT, WHICH IS 56,761.60 SW. KRONOR." EMBASSY COMMENT: NOTE DIFFERENCE BETWEEN "BASE RENT", WHICH IS HISTORICAL BASE, I.E. SK 56,761.60 AND BASIC RENT", WHICH IS WHAT WE PAY THIS YEAR, I.E. SK 168,127.00. THE BASE RENT IS USED FOR COMPUTING HEAT SURCHARGE, WHICH WORKS OUT TO 16,460.85 SK OR APPROXIMATELY 9.28 SK PER SQUARE METER OF APARTMENT SPACE. THIS BASIS IS USED THROUGHOUT STOCKHOLM. EMBASSY BELIEVES IT REASONABLE.

E. ARTICLE 13. ELIMINATE ENTIRE ARTICLE.

F. AS EMBASSY'S MARCH 12 MEMO STATES, LANDLORD'S TERMS (AS STATED IN SWEDISH RENT CONTROL SYSTEM) FOR REPLACEMENT OF STOVES, ETC. NOT FAVORABLE TO USG. EMBASSY IN PROCESS OF REPLACING FROM POST FUNDS STOVES AND FURNITURE. FURNITURE NO PROBLEM, BUT BECAUSE STOVES ORIGINALLY PROVIDED WITH APARTMENTS, LANDLORD WOULD LIKE AMENDMENT TO LEASE STATING THAT WE WILL LEAVE STOVES THERE WHEN WE VACATE. HE WILL GIVE US HIS OLD STOVES IN RETURN. ONLY POSSIBLE, BUT NOT NECESSARILY FEASIBLE ALTERNATIVE IS OUR STORING ORIGINAL STOVES FOR TEN OR TWENTY YEARS, THEN WHEN WE VACATE, REINSTALLING SAME AND GIVING HIM BACK HIS TWENTY-YEAR-OLD STOVES (PLUS TWENTY YEARS STORAGE ) INSTEAD OF OUR THEN TWENTY-YEAR OLD STOVES.

2. REQUEST AUTHORITY TO SIGN LEASE AND AMENDMENT RE : STOVES.  
OLSEN

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## Message Attributes

**Automatic Decaptioning:** X  
**Capture Date:** 01 JAN 1994  
**Channel Indicators:** n/a  
**Current Classification:** UNCLASSIFIED  
**Concepts:** n/a  
**Control Number:** n/a  
**Copy:** SINGLE  
**Draft Date:** 28 AUG 1973  
**Decaption Date:** 01 JAN 1960  
**Decaption Note:**  
**Disposition Action:** n/a  
**Disposition Approved on Date:**  
**Disposition Authority:** n/a  
**Disposition Case Number:** n/a  
**Disposition Comment:**  
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**Executive Order:** N/A  
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**Secure:** OPEN  
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**Subject:** TEN-YEAR LEASE ON STAFF APARTMENTS, STOCKHOLM  
**TAGS:** ABLD, SW  
**To:** STATE  
**Type:** TE  
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